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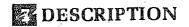
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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS NAME HISTORIC Westheight Manor Historic District (Amendment) AND/OR COMMON PILOCATION STREET & NUMBER (see attached map) NOT FOR PUBLICATION CITY, TOWN CONGRESSIONAL DISTRICT N/A_VICINITY OF Kansas City <u>3, Larry Winn</u> STATE CODE COUNTY 20 Kansas Wyandotte CLASSIFICATION **CATEGORY** OWNERSHIP STATUS PRESENT USE .X:DISTRICT XOCCUPIED. _PUBLIC _AGRICULTURE __MUSEUM ___BUILDING(S) X_PRIVATE __UNOCCUPIED - -__COMMERCIAL PARK __STRUCTUREBOTHWORK IN PROGRESS __EDUCATIONAL X_PRIVATE RESIDENCE ___SITE **PUBLIC ACQUISITION** ACCESSIBLE __ENTERTAINMENT __RELIGIOUS __O8JECTIN PROCESS XYES RESTRICTED __GOVERNMENT __SCIENTIFIC ___YES: UNRESTRICTED __BEING CONSIDERED __INDUSTRIAL _TRANSPORTATION MILITARYOTHER: N/A **OWNER OF PROPERTY** NAME Multiple private ownership STREET & NUMBER N/ACITY, TOWN STATE Kansas City N/AVICINITY OF Kansas LOCATION OF LEGAL DESCRIPTION COURTHOUSE. REGISTRY OF DEEDS, ETC. Register of Deeds STREET & NUMBER Wyandotte County Courthouse CITY, TOWN Kansas Kansas City REPRESENTATION IN EXISTING SURVEYS TITLE None DATE N/A __FEDERAL __STATE __COUNTY _ DEPOSITORY FOR **SURVEY RECORDS** N/A CITY, TOWN STATE N/A



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The Westheight Manor Historic District is expanded to include the following properties:

- 11 11 11 1101 North 19th Street Stucco, "craftsman" design 1104 North 19 street brick & stucco, "prairie" design. c.1925 1108 North 19th Street brick, "prairie" design c.1925 North 19th Street 1109 frame, "prairie" design c. 1925 1111 North 19th Street frame, bungalow(asbestos siding) 1112 North 19th Street frame, bungalow (pergola over garage entrance) c. 1925 1114 North 19th Street stucco, "prairie" bungalow c. 1925 1115 North 19th Street frame, "Radford" design (two-story, front gable) C. 1925 1117 North 19th Street frame, "Prairie" design (Georgian details added) c. 1925 1120 North 19th Street brick, "period" design 1121 North 19th Street frame, bungalow (asbestos siding) c.1925 1201 North 19th Street frame, "period" design (modern siding) c. 1925 1209 North 19th Street frame, bungalow (asbestos siding) c. 1925 North 19th Street 1211 frame, "period" design c. 1925
- 1215 North 19th Street stucco, "Colonial Revival design" c. 1925

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1219	North 19th Street frame, bungalow (modern siding)				
1508	North 21st Street brick,"period"design				
1514	North 21st Street non-contributing ranch-style design				
1600	North 21st Street brick, "Georgian Revival"				
1608	North 21st brick, rambler non-contributing				
1612	North 21st modern brick colonial non-contributing				
1909	Washington Avenue				
1915	Washington Avenue before 1922 stucco				
2001	Washington Avenue				
2005	Washington Avenue before 1922 "prairie" /colonial design				
2009	Washington Avenue				
2015	Washington Avenue				
1900	Nebraska Avenue c. 1922 limestone and brick; bungalow				
1906	Nebraska Avenue limestone/brick, design				
1910	Nebraska Avenue limestone/stucco bungalow c. 1922				
1911	Nebraska Avenue Stucco, bungalow				

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1912	Nebraska Avenue c. 1922 brick, bungalow
1915	Nebraska Avenue brick, "colonial" bungalow
1916	Nebraska Avenue stucco with half timbering, "craftsman" design
1920	Nebraska Avenue Frame, "craftsman" bungalow (modern siding)
1921	Nebraska Avenue Frame, Bungalow
1923	Nebraska Avenue brick and stucco, "period" bungalow
1924	Nebraska Avenue Frame, "craftsman" design (modern siding)
1926	Nebraska Avenue Frame, bungalow
1929	Nebraska Avenue Frame, "period" design 1940/50s
2111	Nebraska Avenue Frame, "craftsman" bungalow
2115	Nebraska Avenue stucco, bungalow c. 1925
2119	Nebraska Avenue stucco, period house
2201	Nebraska Avenue Prick and frame, period design (Permastone front)
2211	Nebraska Avenue frame, bungalow (with "Mediterranean" stucco porch)
2215	Nebraska Avenue frame, "craftsman" bungalow (with classical door hood) c. 1925

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2219	Nebraska Avenue brick, bungalow
2221	Nebraska Avenue brick, bungalow c. 1925
2225	Nebraska Avenue brick, period house
2229	Nebraska Avenue brick, period 1940s/50s
2402	Nebraska Avenue "Westminister Court", 1924
	Nebraska Avenue
2400	Washington Boulevard brick and stucco, "period" design
2401	Washington Boulevard frame, "period" design (colonial)
2406	Washington Boulevard brick and frame, "period" design (colonial)
2407	Washington Boulevard brick, "period" design
2410	Washington Boulevard stucco, "period" design
2414	Washington Boulevard stone and shingle, "period" design (colonial)
2415	Washington Boulevard brick and frame colonial (modern)

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2420	Washington Boulevard stucco, "period" design
2421	Washington Boulevard brick, "period" design (colonial)
2425	Washington Boulevard stucco, "period" design
2426	Washington Boulevard brick and stucco, "Tudor Revival"
2429	Washington Boulevard brick and frame, "prairie" design
2433	Washington Boulevard stucco, "period" design (Mediterranean)
1810	State Avenue stone, bungalow c. 1925
1910	State Avenue stucco, bungalow c. 1925
1916	State avenue bungalow (asbestos siding, front altered) c. 1925
1924	State Avenue frame, bungalow (porch posts altered) c. 1925
1926	State Avenue brick, modern non-contributing
1928	State Avenue stucco, bungalow
2100	State Avenue rambler, modern non-contributing
2112	State Avenue (c. 1925) frame, bungalow (masonry porch addition)
2116	State Avenue

stucco, bungalow

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2122	State Avenue stucco, bungalow (asbestos shingle siding)
2130	State Avenue frame, bungalow
2200	State Avenue bungalow (modern siding, porch alteration)
2204	State Avenue frame, bungalow
2208	State Avenue c. 1925 frame, bungalow (rear addition)
2210	State Avenue c. 1925 stucco, bungalow
2214/16	State Avenue duplex non-contributing
2220	State Avenue frame residence non-contributing
2224	State Avenue c. 1925 brick, bungalow (dormer addition)
2232	State Avenue brick, modern period house
2400/02	State Avenue c. 1927 frame, "period" design (colonial) vinyl siding
2406	State Avenue c.1927 stucco, "prairie" design
2410	State Avenue bungalow with "period" detailing
2414	State Avenue bungalow with colonial detailing (vinyl siding)
2418	State Avenue bungalow (vinyl siding) non-contributing

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2422	State Avenue non-contributing residence
2426	State Avenue bungalow
2430	State Avenue Rambler (porch alteration)
2432	State Avenue stucco, bungalow
1111	North 25th Street c.1927 frame, bungalow
1117	North 25th Street c. 1927 frame, "period" design (colonial)
1301	North 25th Street brick and stucco "period" design
1305	North 25th Street brick, "period" design
1309	North 25th Street frame, "period" design
1311	North 25th Street brick, "period" design
1317	North 25th Street brick, "period" design
2415	Everett non-contributing frame residence (modern siding)
2417	Everett brick, "period" design
2421	Everett brick, "period" design
1312	North 24th Street brick, bungalow

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1316	North 24th Street stucco, "prairie" design
1320	North 24th Street frame residence
1324	North 24th Street brick, "period" design
2202	Everett before 1925 stucco, Mediterranean Revival design
2100	Oakland brick, "prairie" design
2020	Oakland brick, "period" design (colonial)
2016	Oakland stucco, "period" design
2012	Oakland built as a unit, using identical stucco, "period" design floor plans.
2008	Oakland stucco, "period" revival design
2004	Oakland stucco, "Tudor Revival Design"
2000	Oakland stucco, "prairie" design
1852	Oakland brick, "period" design
1848	Oakland brick, "period" design
1842	Oakland before 1922 stucco, bungalow

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1840	_Oakland brick, "prairie" design	
1818	Oakland brick, "period" design	
1814	Oakland c. 1925 brick, "period" design	
1812	Oakland c. 1925 brick, "prairie" design	
1810	Oakland frame, "period" design (o	colonial)
1808 🕠	Oakland c. 1925 stucco, "prairie" design	
1806	Oakland c. 1920 stucco, "craftsman" desig	gn
1800	Oakland c. 1925	

frame, "craftsman" bungalow

NOTE: Inclusion of 2202 Everett is justified because although it is located outside the original subdivision boundaries, it was built at the same time that Westheight was being developed and is visually a key element in the composition of the intersection of Washington Boulevard and 22nd Street. It is a structure which in design and scale relates directly to the more generously proportioned and elegantly detailed residences of Westheight other than to the other residences in the Chelsea Annex of which it is technically a part. While compatible development occurs across the Westheight boundary at other points, this development usually relates to the more modestly scaled residences of Westheight and does not evidence any particular concern with "fitting in" with the distinctiveness of the Westheight Manor subdivision, which was based on the more pretentious residences that were constructed at and near its heart!

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1800-1899 1900-	COMMERCE COMMUNICATIONS	EXPLORATION/SETTLEMENT INDUSTRY INVENTION	PHILOSOPHY POLITICS/GOVERNMENT	TRANSPORTATIONOTHER (SPECIFY) x suburban planning
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STATEMENT OF SIGNIFICANCE Westheight Manor Historic District--Expansion

The subdivision of Westheight Manor lies in the southeast quarter of Section 5-11-25. It has long been recognized in Kansas City, Kansas, as an area of particular attractiveness and significance.

The first mention of the area that is now Westheight was in the Spring of 1844. The Wyandot Indians were newly arrived from Ohio, and in January at the urging of the Rev. Esquire Greyeyes they built a small log Methodist church near what is now 23rd and Washington Boulevard. Because of its distance from the Wyandot settlement, this church was thereafter known as the Church in the Wilderness. It was the first public structure to be erected by the Wyandots in their new home. It was replaced by a brick building at 10th and Walker in 1847, shortly before the church split on the issue of slavery.

By terms of the treaty of 1855, the Wyandots yielded tribal status and the lands of the Wyandot purchase were allotted to the individual members of the tribe. A number of Wyandots moved to Oklahoma to maintain tribal life, and a new treaty in 1869 was drafted to regularize the situation. In the new allotments, the Westheight area was owned by three Wyandots: John Sarahess east of 22nd, Jacob Whitecrow west of 22nd, and John Bearskin north of Oakland and Freeman.

Portions of these three allotments were sold at various times, and Hanford S. Kerr and his wife Sarah began to purchase land for a farm in the area in 1870. By 1887 they had a fine house that still stands at 2310 Washington Boulevard, with large dairy barns in the vicinity of Westheight Manor Park and a vineyard on the slopes to the south of the house. Two houses, those at 1801 Wood and 1720 18th Street are reputedly dwellings erected for farmhands who worked for Kerr on his farm. The Kerrs owned all the land from 18th to 26th and from State to Wood. They also held title to John Sarahess' former property south of State, and property east of 18th had been given to each of their five children.

The one exception to this large block of property was Chelsea Park. This was a private recreational development west of 22nd Street in the area of Jersey Creek. It's boundaries were those of the present Chelsea Addition, which was platted in the early 1900s in the name of J. Denniston Lyon. Very little is known about this park, and in later years some people have confused it with Westheight Manor Park to the east. The park was serviced by two transit lines: The Riverview Cable Road from the south up 26th Street, the west boundary of

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the Kerr estate, and the Brighton Hill and Chelsea Park Electric Ry. from the northeast, down what is now Glendale Avenue. It thus seems reasonable to suppose that the park was developed by the owner of these lines, Robert Gillham. Gillham's Chelsea Park Land Co. also owned all the land north of Chelsea Avenue (now Wood), and developed the first subdivision in the area in 1887-89, Chelsea Place.

In 1889, Hanford S. Kerr built the second house in the area for his daughter Emma and her husband David Taylor. This large "Queen Anne" style Victorian house still stands at 2104 Washington Avenue. The house eventually passed to J. O. Fife, while other portions of the property were acquired by the Hunts and Taylors. This selling off of the east edge of the estate was the first real division of the Kerr property, and it was to have serious consequences in later years.

Following Hanford S. Kerr's death, the bulk of the estate passed to his son Hanford L. Kerr in 1901. In October of that year H. L. Kerr and his brother C. W. Kerr platted the Wallbrook Addition between Chelsea Park and Wood Avenue. The situation then remained fairly static for fourteen years while around the Kerr estate Kansas City, Kansas was growing and spreading west. Sarah Kerr died August 15, 1905. In 1909 the land north and west of the Kerr estate was annexed, followed in 1910 by the estate itself. In April of 1915, Hanford L. Kerr platted Chelsea Annex north of Everett and west of 22nd Street, squaring off Chelsea Addition and subtracting the last parcel from what would become Westheight Manor.

Westheight Manor was to be the creation of the realtor Jesse A. Hoel, son-in-law of J. O. Fife. By 1915, the Hoel Real Estate Co. had acquired control of all the property south of Washington Boulevard and east of 22nd Street, with the exception of the half block north of 18th and State. An agreement was reached to develop the properties of Hoel, Fife, and Kerr as a single unit, and the firm of Hare and Hare from Kansas City, Mo., was engaged to draw up the development plans.

At this time Hare and Hare had acquired a national reputation as landscape architects and city planners. The founder of the firm, Sid J. Hare, was one of the leading figures in the City Beautiful Movement and his landscape designs were in the naturalistic tradition of Olmstead and Simonds. Consequently, the layout that was developed had streets in gentle curves that followed the slopes of the terrain, large lots with generous setbacks, utilities underground or restricted to the rear property lines, and small landscaped street parks at the principal street intersections. At the time, it was the most advanced subdivision plan to be proposed anywhere in the Kansas City metropolitian area. Jesse Hoel filed the plat for Westheight Manor No. 1 on August 28, 1915, followed

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by Hanford L. Kerr with the plat for Westheight Manor No. 2, the area west of 22nd Street, on December 17th.

The plat for Westheight Manor No. 3, the area north of Washington Blvd., followed two months later in February, 1916. In the interim, Hanford Kerr had died, so that this plat was filed in the names of Hoel, Fife, Thomas A. Scott, and the widowed Nettie Kerr and her children. Several other property owners also joined in, but the ground between the Fife house and 18th Street on the north side of Washington Blvd. was omitted from the platt.

Curiously, the four blocks north of New Jersey Avenue and the Kansas City Western Electric Line that ran down it were platted as small lots on a grid, with no attention to the topography of Jersey Creek and a very different character from the rest of Westheight Manor. This planning lapse, as well as the omission of the key intersection at 18th and Washington Boulevard, were obvious weak spots in the overall concept. Accordingly, a new plat was filed for Westheight Manor No. 3 on September 8, 1921. This plat replaced the two topograhically impossible blocks north of New Jersey with public ground, Westheight Manor Park, and included the previously omitted corner tract. Hoel then filed Quiet Title suit in District Court on December 6, claiming possession of the disputed parcel for the last fifteen years and challenging all other claims. The suit was successful and Westheight Manor had reached its final boundaries.

Among the amenities that graced the final plat of Westheight Manor No.3, in addition to the park, were a pedestrian walkway that served as an extension of Freeman Avenue and a landscaped median down the center of Walker Avenue. Both have since disappeared, although the additional right of way required is still in existence. The attractiveness of the subdivision was further enhanced when Hoel developed the Westheight Golf Club to the south of Minnesota Avenue, on the ground now occupied by Wyandotte High School. The last major feature of Westheight was added in 1924 when Hoel replatted Blocks 13 and 14 of Westheight Manor No. 2 on April 16 for the development of Westminister Court. In this case the architect was Edward Buehler Delk, who had just designed the first phase of J. C. Nichols' Country Club Plaza.

In the years following World War I, Westheight Manor became extremely popular among both the well-to-do and those of more modest means, although most advertisements emphasized the exclusive nature of the development.

The expanded district lines encompass the boundaries of the entire Westheight Manor Subdivision as laid out by 1921, thereby including those buildings which were constructed during the 1920s and 1930s. Obviously, this is a much truer indication of the nature of the growth within the subdivision. While the progressive designs of Louis Curtiss, beginning with the Hoel residence in 1916, are of particular interest and the generously scaled period

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revival houses lining Washington Boulevard distinguish Westheight Manor in the minds of many, the expansion of the 1920s and 1930s is characterized by a mixture of bungalows, prairie style designs and modestly scaled houses in eclectic revival styles. The historic district expansion includes all of these varied structures as well as important features such as Westheight Manor Park (designed by Hare and Hare) and Westminister Court, neither of which was included in the original district boundaries.

Westheight Manor Historic District as expanded encompasses a wide variety of early twentieth century mid-western residential building styles and types. It runs the gamut from the streamlined moderne of the John Verbanic House at 1823 Washington Boulevard to almost every revival style on the market, including Georgian, Mediterranean, Colonial, and Tudor. Variations on the bungalow and prairie style are rampant. In addition, the district encompasses a couple of large Victorian houses which date from the area's days as farm land. Westheight Manor today stands as a vital monument to the tenets of the City Beautiful movement and to the eclectic nature of early twentieth century residential architecture.

THIS STATEMENT REFLECTS CURRENT KNOWLEDGE AND IS SUBJECT TO FUTURE AMENDMENT.

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- Hoffman, Donald L., "Pioneer Caisson Building Foundations: 1890," <u>Journal</u> of the Society of Architectural Historians, March, 1966, pp. 69,70.
- Letter from Sid. J. Hare To Jesse A. Hoel, September 4, 1917 (Files of Hare & Hare, Kansas City, Mo).
- Letter from Donald L. Hoffman (art critic for the Kansas City <u>Star</u>) endorsing the nomination to the Register of Westheight Manor, <u>September 27</u>, 1974 (Historic Sites Survey, Kansas State Historical Society).
- "New Homes for Westheight," Kansas City Star, March 23, 1924.
- "Ten Buy Tracts in Westheight Manor," Kansas City Kansan, February 27, 1921.

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The boundaries of the Westheight Manor Historic District are expanded to run along the south side of Wood Avenue between 18th St. and Glendale Avenue, the east side of Glendale Avenue between Wood Avenue and 22nd Street, the east side of 22nd Street between Glendale Avenue and the south side of Everett Avenue between 22nd Street and 25th Street, except that the property known as 2202 Everett is also included, the east side of 25th Street between Everett Avenue and State Avenue, the north side of State Avenue between 25th Street and the rear property line of the properties on the east side of 19th Street between State Avenue and Washington Avenue, the north side of Washington Avenue between the rear property line of the properties on the east side of 19th Street to 18th Street, the west side of 18th Street between Washington Avenue and Wood Avenue.

MAJOR BIBLIOGR 'HICAL REFERENCES

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"Curtiss Eclectic Design Just Right for Rice," Kansas City Kansan, March 1, 1974.

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